

**PLANNING BOARD
TOWN OF MARILLA**

Date: April 20, 2006

Present:	Debbie Zimmerman, Chairman Nathan Barnard, Co-Chairman Rich Janiga Dan Handy Paul Domanowski	Barbara Spanitz, Town Board Robert Miller, Consult John Fronczek, CEO
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Absent: Judy Gillman, Tom Wantuck

Guests: Michael Garrison

- I. Debbie Zimmerman, Chairman, opened the Planning Board meeting at 7:10 p.m.
- II. **MOTION** to accept March minutes moved by Rich Janiga, seconded by Paul Domanowski. All in favor – 4 ayes.

III. Old Business

Councilman Barbara Spanitz reported that Councilman George Gertz has sent the preliminary draft of the Zoning Ordinances to Code Publishers which should be sent back to the town in August. At that time, the Zoning Ordinances will be reviewed by the town and then sent back again to Code Publishers.

Councilman Spanitz reported there will be one more public hearing on the Rohl property on May 11, 2006, and the Town Board should vote that night. Councilman Spanitz commented it seemed like a small amount of people had spoken several times that night.

Chairman Debbie Zimmerman commented we will wait to address New Business until Dan Handy arrives at the meeting.

IV. CEO Report

None.

V. Town Board Report

Councilman Barbara Spanitz already reported.

VI. New Business

Michael Garrison of 831 Bowen Road spoke regarding his flag lot application on Three Rod Road. Mr. Garrison provided six copies to the P.B. explaining he wants to create a 4 acre lot with an already existing house and create a flag lot with 18.4 acres with 43 feet of frontage. The 4 acre lot would have 200 feet of frontage. The flag lot would be 300 feet back with the driveway going from 43 feet at the road narrowing right next to the house to 30 feet for a 200 foot length and then it would be 30 feet wide opening up to the full lot width of 400 feet wide. Mr. Garrison submitted an Erie County Soil and Water checklist along with aerial photographs. CEO John Fronczek stated the minimum requirement for the width of an access driveway is 30 feet and the house has to be 100 feet from the road and 100 feet from the rear of the property line.

CEO John Fronczek feels this flag lot application meets all of the requirements. Dan Handy stated he would like to look the application over before voting. Bob Miller stated this is the most organized flag lot application he has seen. Bob Miller did suggest when putting in the driveway be cautious of site distance problems. The P.B. agreed to vote at next month's meeting. Chairman Debbie Zimmerman stated this flag lot application will be put on the May 18 Planning Board agenda and will be voted on that night. If any problems occur, Mr. Garrison would be contacted before May 18.

VII. Open Presentations from the Floor

None.

VIII. **MOTION** to adjourn at 7:35 p.m. Nathan Barnard moved, seconded by Rich Janiga, all in favor 5/0.

Respectfully submitted,

Laura Nuttle, Clerk